

Livingston

March 2026 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Assessment	SP:AV
1	31 Mount Pleasant Parkway	Ranch	2	1.0	10	\$625,000	\$625,000	\$655,000	104.80%	\$382,900	1.71
2	204 W Northfield Road	Colonial	3	1.1	13	\$775,000	\$775,000	\$750,000	96.77%	\$463,600	1.62
3	33 Belmont Drive	SplitLev	3	1.1	1	\$850,000	\$850,000	\$850,000	100.00%	\$486,700	1.75
4	35 Grand Terrace	Colonial	3	3.1	108	\$910,000	\$910,000	\$875,000	96.15%	\$500,600	1.75
5	34 W Lawn Road	Colonial	3	2.1	13	\$799,000	\$799,000	\$875,000	109.51%	\$531,000	1.65
6	224 W Mount Pleasant Avenue	Colonial	3	2.1	174	\$945,000	\$899,000	\$899,000	100.00%	\$498,400	1.80
7	51 Overlook Road	Colonial	4	3.0	1	\$995,000	\$995,000	\$995,000	100.00%	\$600,800	1.66
8	49 Overlook Road	CapeCod	3	2.0	1	\$1,124,000	\$1,124,000	\$1,124,000	100.00%	\$517,100	2.17
9	19 Springbrook Road	SplitLev	4	3.1	11	\$1,400,000	\$1,400,000	\$1,460,000	104.29%	\$648,500	2.25
10	68 E Sherbrooke Parkway	SplitLev	5	2.1	7	\$1,199,000	\$1,199,000	\$1,525,000	127.19%	\$723,200	2.11
11	7 Rosedale Terrace	SplitLev	4	3.1	112	\$1,475,000	\$1,475,000	\$1,600,000	108.47%	\$799,900	2.00
12	13 Blackstone Drive	Custom	4	2.2	3	\$1,498,000	\$1,498,000	\$1,625,000	108.48%	\$849,700	1.91
13	26 Cobblewood Road	SplitLev	4	3.1	71	\$1,775,000	\$1,775,000	\$1,775,000	100.00%	\$980,400	1.81
14	74 Hillside Terrace	Colonial	6	5.0	106	\$1,799,000	\$1,799,000	\$1,785,000	99.22%	New	
15	36 Crestview Hill Road	Colonial	6	5.1	35	\$1,950,000	\$1,950,000	\$1,960,000	100.51%	New	
16	153 E Cedar Street	Colonial	6	5.1	67	\$2,150,000	\$2,150,000	\$2,100,000	97.67%	New	
17	17 Penwood Road	Colonial	6	5.1	13	\$2,995,000	\$2,995,000	\$2,925,000	97.66%	New	
AVERAGE					44	\$1,368,471	\$1,365,765	\$1,398,706	102.98%		1.86

"Active" Listings in Livingston

Number of Units: 47
 Average List Price: \$1,949,298
 Average Days on Market: 45

"Under Contract" Listings in Livingston

Number of Units: 32
 Average List Price: \$1,597,091
 Average Days on Market: 33

Prominent
Properties

Sotheby's
INTERNATIONAL REALTY

Livingston 2026 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	37	30	44										37
List Price	\$1,352,783	\$1,461,389	\$1,365,765										\$1,390,293
Sales Price	\$1,368,956	\$1,444,272	\$1,398,706										\$1,401,050
SP:LP%	101.55%	100.56%	102.98%										101.67%
SP to AV	1.76	1.63	1.86										1.75
# Units Sold	23	18	17										58
3 Mo Rate of Ab	1.35	1.52	2.49										1.79
Active Listings	32	31	47										37
Under Contracts	28	30	32										30

Flashback! YTD 2025 vs YTD 2026

YTD	2025	2026	% Change
DOM	27	37	37.30%
Sales Price	\$1,359,589	\$1,401,050	3.05%
LP:SP	104.33%	101.67%	-2.56%
SP:AV	1.64	1.75	7.11%

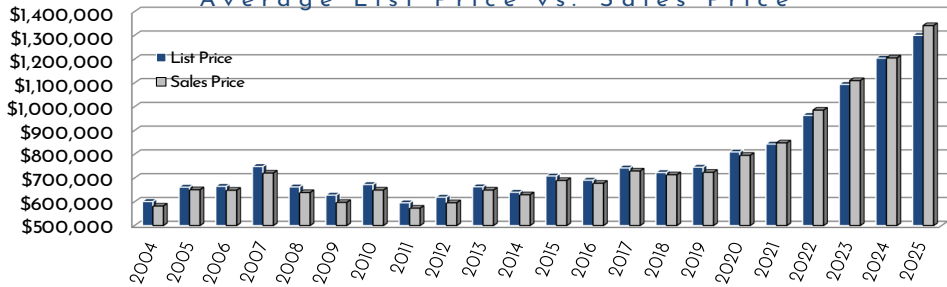
Prominent Properties

Sotheby's
INTERNATIONAL REALTY

YTD	2025	2026	% Change
# Units Sold	62	58	-6.45%
Rate of Ab 3 Mo	1.94	1.79	-7.75%
Actives	43	37	-14.06%
Under Contracts	48	30	-37.50%

Livingston Yearly Market Trends

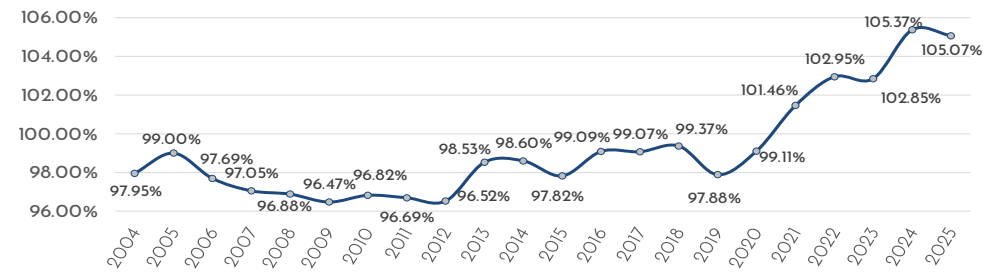
Average List Price vs. Sales Price



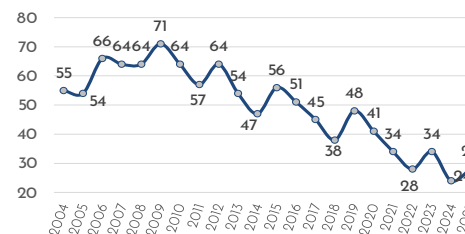
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
LP \$60K	\$661K	\$665K	\$748K	\$662K	\$628K	\$672K	\$596K	\$619K	\$663K	\$640K	\$615K	\$691K	\$742K	\$723K	\$745K	\$810K	\$843K	\$963K	\$1,094	\$1,205K	\$1,248M	\$1,314M
SP \$582K	\$651K	\$649K	\$721K	\$639K	\$597K	\$649K	\$573K	\$596K	\$649K	\$629K	\$653K	\$678K	\$730K	\$714K	\$724K	\$795K	\$848K	\$985K	\$1,110M	\$1,248M	\$1,314M	

Livingston Yearly Market Trends

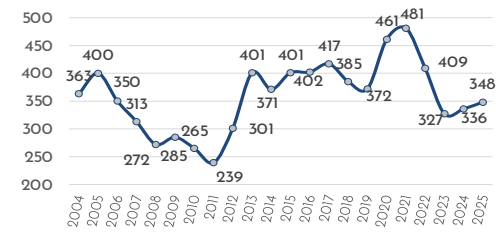
Sales Price to List Price Ratios



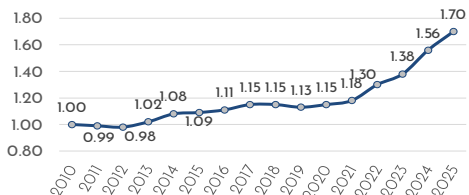
Average Days on Market



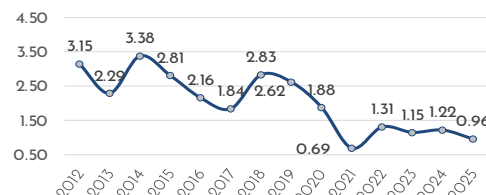
Number of Units Sold



Sales Price to Assessed Value Ratio



12 Month Rate of Absorption



2009 Tax Re-Evaluation

Information compiled from the Garden State Multiple Listing Service. Deemed Reliable but not Guaranteed.

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Not intended to solicit a property already listed.